

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 030559

PERMIT ISSUED

MAR 05 2004

CITY OF PORTLAND

This is to certify that Mevicar Bruce R & Eva Jts/rhas permission to Front stair replacemntAT 29 West StCity of Portland, Oregon 97201
Call 503 555 B011001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection of gas and water permits must be given before this building or part thereof is occupied or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
3/14/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0559	Issue Date: MAR 05 2004	CBL: 055 B011001
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Location of Construction: 29 West St	Owner Name: McVicar Bruce R & Eva Jts	Owner Address: 29 West St	Phone: 207-774-4205
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: <i>Alteration-dwellings</i>	Zone: <i>R6</i>

Past Use: Single Family	Proposed Use: Single Family / Front stair replacement	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 3
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Proposed Project Description:
Front stair replacemnt

FIRE DEPT: PERMIT DENIED APPROVED <i>[Signature]</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>35</i> <i>8/4/04</i> <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 05/23/2003	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> DD</p> <p><i>ok with conditions</i> Date: <i>5/27/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p>PERMIT DENIED <i>APPROVED</i> Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input checked="" type="checkbox"/> Denied to D.A. <i>5/27/03</i></p> <p>Date: _____</p>
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D. Andrews 6/3/03

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0559	Date Applied For: 05/23/2003	CBL: 055 B011001
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Location of Construction: 29 West St	Owner Name: Mcvicar Bruce R & Eva Jts	Owner Address: 29 West St	Phone: 207-774-4205
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Front stair replacement	Proposed Project Description: Front stair replacemnt
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 02/09/2004
Note: **Ok to Issue:**

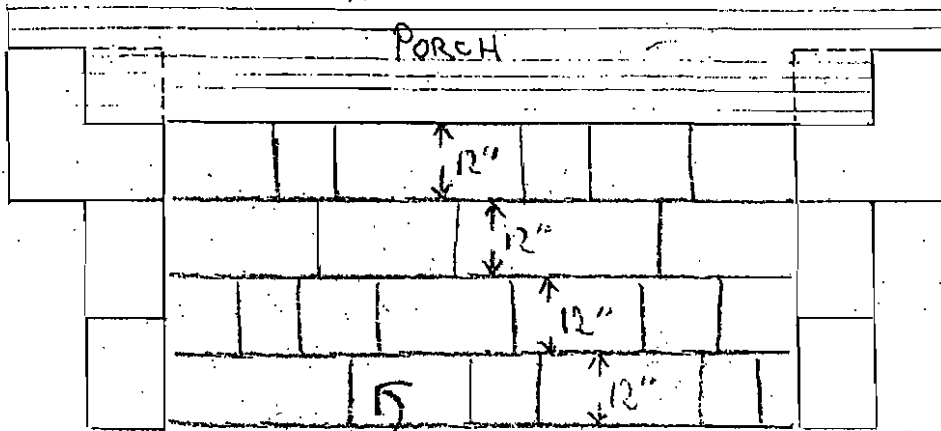
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/27/2003
Note: **Ok to Issue:**

- 1) These steps shall be replaced within the same footprint unless alteration is required by building codes and fire codes.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 03/04/2004
Note: **Ok to Issue:**

TOP VIEW - (1" = 6")

AH 67



PROPERTY LINE

TREADS RANDOM LENGTH TUMBLED

BLUESTONE SLAB OR CONCRETE SLABS

& DECORATIVE

PINK GRANITE

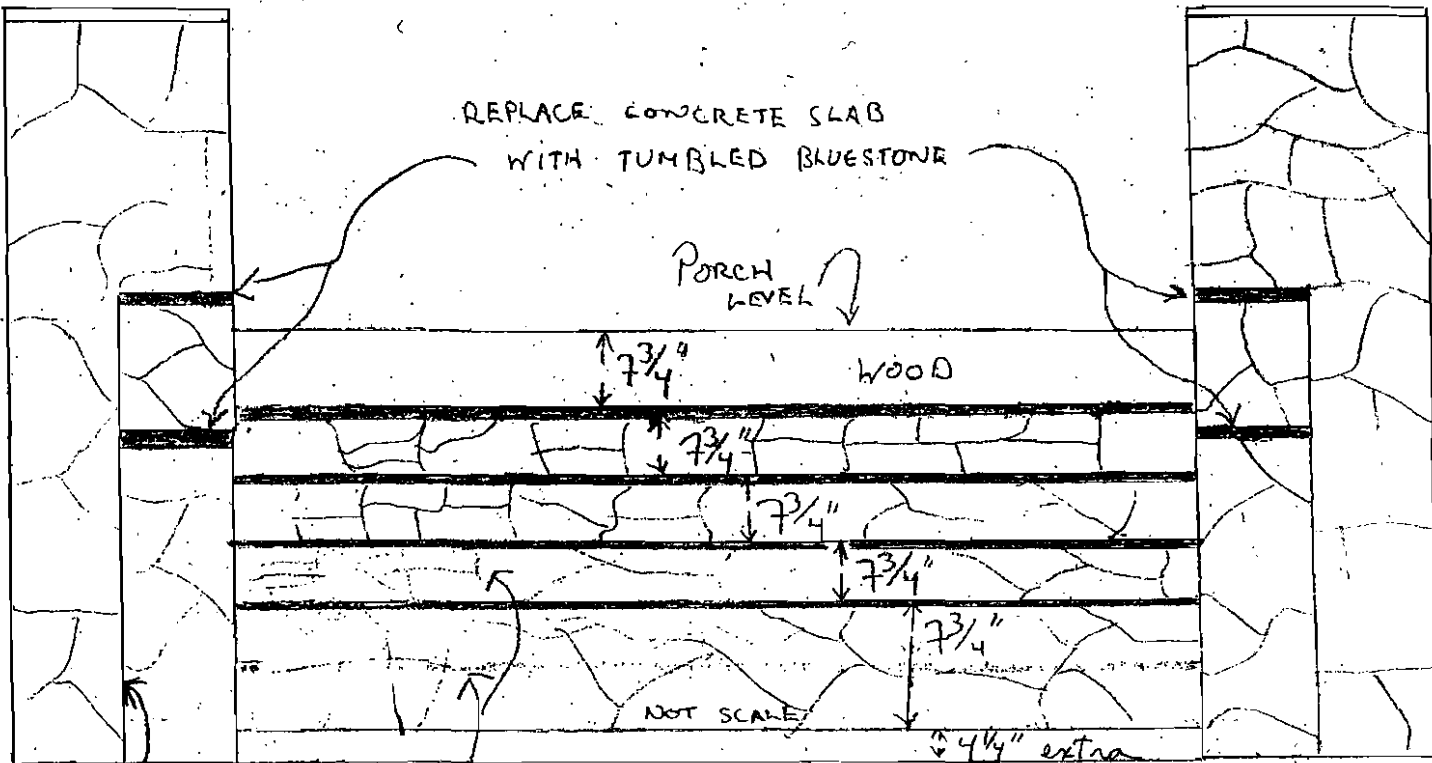
AGGREGATE

PER CONVERSATION

2 BILL NEERLEMAN

FRONT ELEVATION - (1" = 4")

REPLACE CONCRETE SLAB
WITH TUMBLED BLUESTONE



NOT SCALE

4 1/4" extra

STEP
BACK
3'

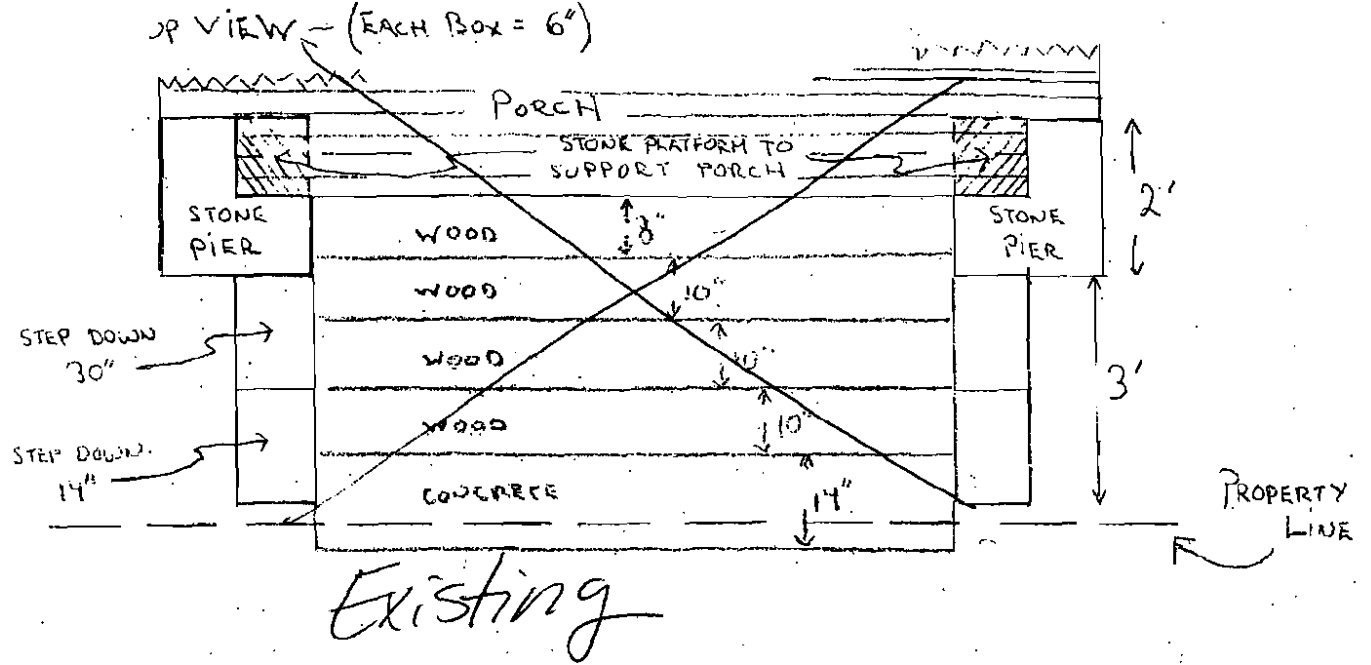
FIELDSTONE RISERS

TO RAISE GRADE TO 1ST STEP:

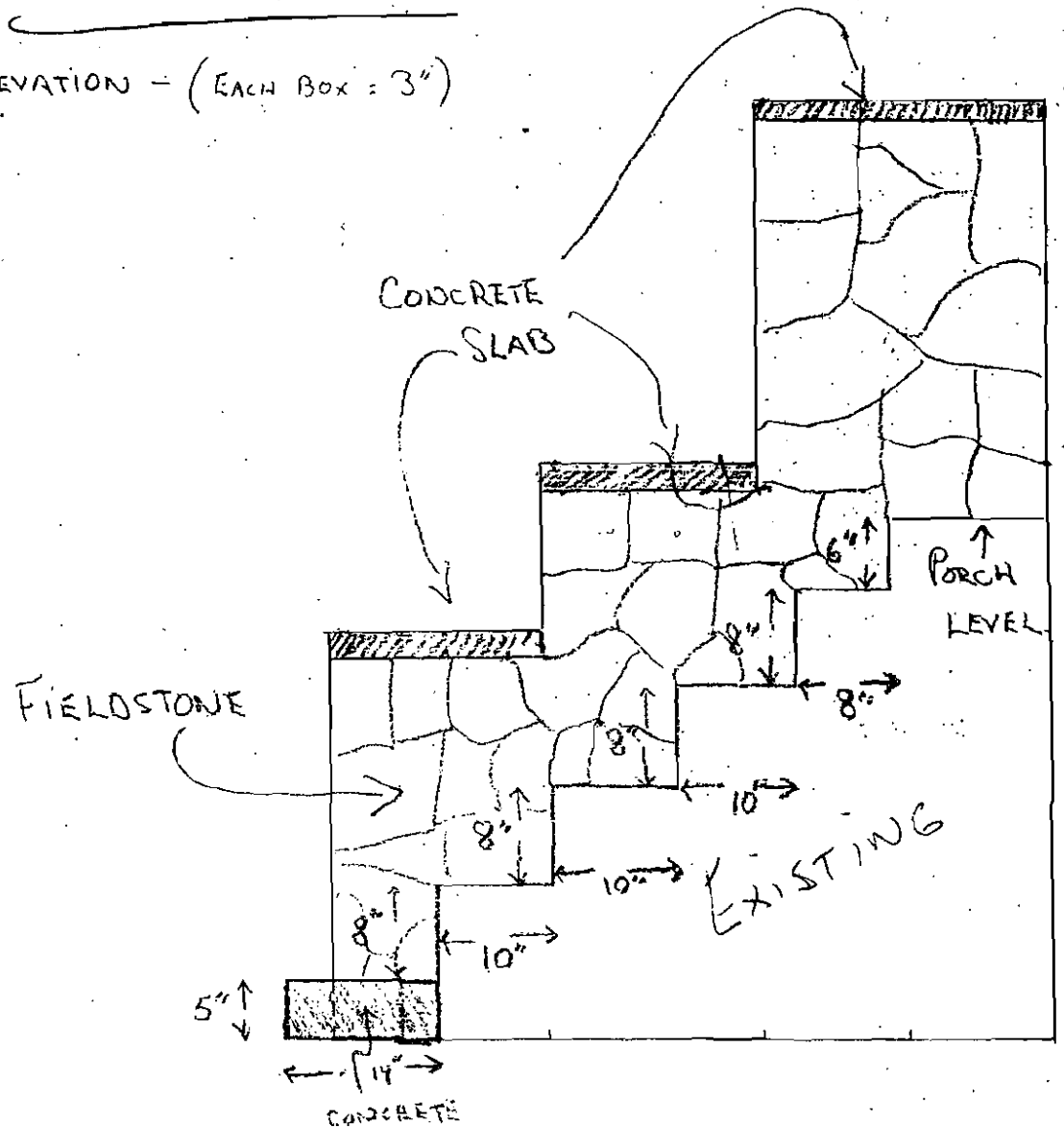
① TUMBLED BLUESTONE SLAB

OR

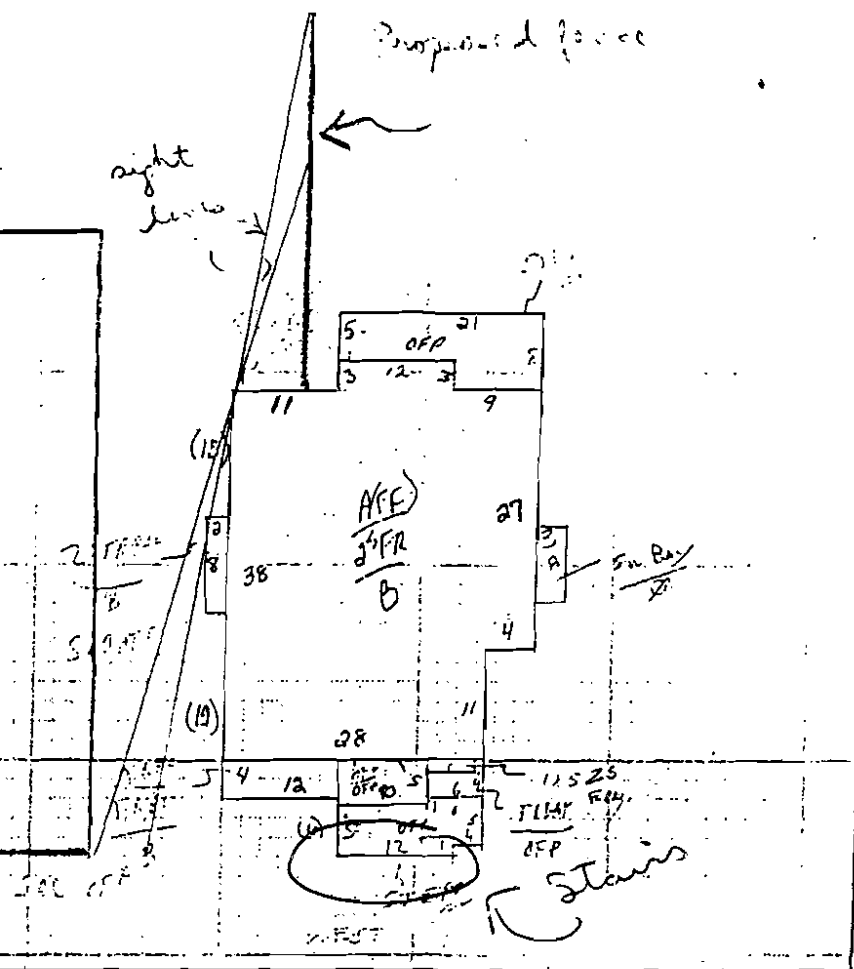
② RAISE SIDEWALK



SIDE ELEVATION - (EACH BOX = 3")



STORY HEIGHT			
1.0	1.5	2.0	3.0
EXTERIOR WALLS			
1 FRAME	4 BLOCK	7 STONE	
2 BRICK	5 STUCCO	8 ASBESTOS	
3 MAS & FRAME	6 ALUM/VINYL	9 CONCRETE	
STYLE			
1 RAISED RANCH	7 CONDO	13 MANSION	
2 SPLIT LEVEL	8 CONTEMP.	14 GAMBREL	
3 RANCH	9 TOWNHSE/ROW	15 GARRISON	
4 CAPE	10 COTTAGE	16 OTHER	
5 OLD STYLE	11 BUNGALOW		
6 COLONIAL	12 DUPLEX		
AGE			
ERECTED 1 895	EST 1	REMODELED 19	
LIVING ACCOMMODATIONS			
TOTAL ROOMS 72	BED ROOMS 14	FAMILY ROOMS	
FULL BATHS 1	HALF BATHS 1	ADON'T. TOTAL 10	
NO. KITCHEN REMODELED	1 YES 2 NO	NO. BATH REMODELED	1 YES 2 NO
BASEMENT			
1 NONE	2 CRAWL	3 PART	4 FULL
HEATING			
1 NONE	2 BASIC	3 CENTRAL AIR COND	
HEATING FUEL TYPE			
1 NONE	2 GAS	3 ELEC	4 OIL
			5 COAL
			6 SOLAR
HEATING SYSTEM TYPE			
1 NONE	2 WARM AIR	3 ELEC	4 HOT WATER
			5 STEAM
ATTIC			
1 NONE	2 UNFIN	3 PT FIN	4 FULL FIN
			5 FULL FIN/WH
INTERIOR CONDITION			
1 BETTER	2 SAME	3 POORER	
PHYSICAL CONDITION			
1 EX	2 GD	3 AV	4 FR
			5 PR
			6 VP
			7 UN
SFLA			
CONDO LEVEL			
	518	CONDO TYPE	1 INTERIOR 2 CORNER
NO OTHER FEATURES			
1 BRICK TRIM			
2 STONE TRIM			
3 REC ROOM			
4 FIN. BSMT LIVING AREA			
5 WB FP: STACKS OPENINGS			
6 METAL FP: STACKS OPENINGS			
7 WOOD COAL BURNING			
8 BSMT GARAGE NO. OF CARS			
9 UNFINISHED AREA (-) %			
10 UNHEATED AREA (-) %			
GROUND FLOOR AREA			
GRADE FACTOR			
	A	B	C D F H
COST & DESIGN FACTOR			
CDU EX VG GD AV FR PR VP UN			
MARKET ADJUSTMENT			



471					
472					
473					
474					
BUILDING PERMIT RECORD					
	NUMBER	DATE	AMOUNT	DESCR	
481					
482					
483					
484					
485					
599 DELETE 601-608 ADDITIONS					
ADD	CD	LWR	1ST	2ND	3RD
601	A1	50	15	15	
602	A2	--	11	--	--
603	A3	--	15	--	--
604	A4	--	15	15	--
605	A5	--	11	15	--
606	A6	--	11	11	--
607	A7	--	11	--	--
608	AB	50	15	15	--

RESIDENTIAL		POOLS		ADDITION CODES				DWELLING COMPUTATIONS							
RC1 Carport	RC2 Canopy	RC3 Frame/CB Detached Garage	RC7 Brick/Stone Detached Garage	RS1 Frame Shed	RS2 Metal Shed	RP1 Plastic Liner	RP2 Prefabricated Vinyl	RP3 Reinforced Concrete	RP4 Fiberglass	RP5 Granite	10 1/2 Frame	15 Frame Bay	20 1/2 Mas	25 Mas. Bay	34 Stone Patio
											11 OFF	16 Frame OH	21 OMP	30 Carport	35 Mas. Stoop
											12 EFP	17 1/2 Frame	22 EMP	31 Wood Deck	36 Att. Greenhouse
											13 Frame Garage	18 Unfin. Attic	23 Mas. Garage	32 Canopy	50 Unfin. Epm.
											14 Frame Utility	19 Fin. Attic	24 Max. Utility	33 Conc. Patio	99 Misc. Value
799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS															
TYPE	CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE				
801															
802															
803															
804															
810	MISCELLANEDUS IMPROVEMENTS														
800	1 SEE DETAILED CARD 2 SEE DETAILED REPORT														
											TOTAL GROSS VALUE				

03 0559

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 29 West St PORTLAND 04102		
Total Square Footage of Proposed Structure	Square Footage of lot	
Tax Assessor's Chart, Block & Lot Chart# 55 Block# B Lot# 11	Owner: BRUCE + EVA McVICAR	Telephone: 774-4205
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: SAME	Cost Of Work: \$ 500 Fee: \$ 130
Current use: Single family		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: Stair replacement (FRONT) Project description:		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		

~~PERMIT DENIED~~

~~PERMIT DENIED~~

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Bruce McVicar	Date: MAY 23, 2003
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

055-B-011

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

November 7, 2002

Bruce McVicar
29 West Street
Portland, Maine 04102

Re: 29 West Street – porch alterations, front yard fence installation, & rear fence installation

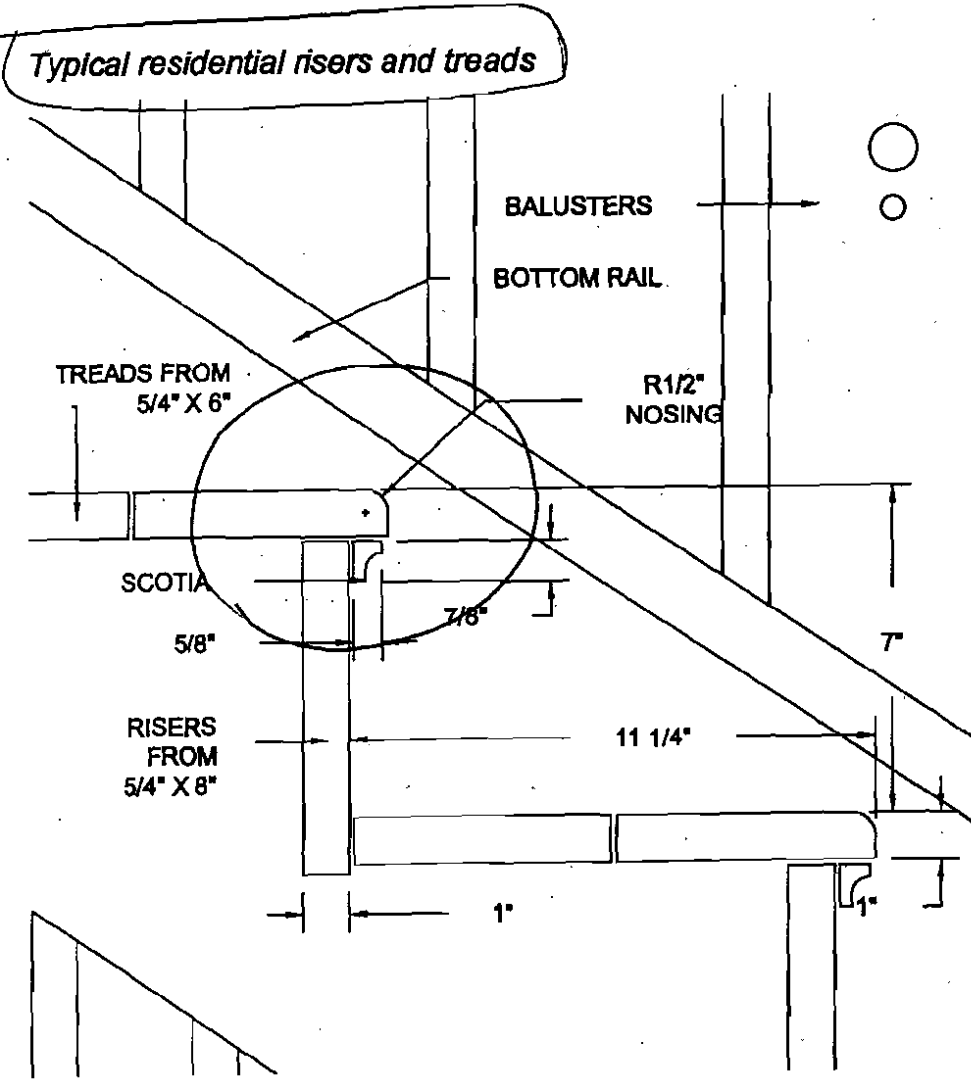
Dear Mr. McVicar:

On November 6, 2002, the City of Portland's Historic Preservation Committee reviewed your request for a Certificate of Appropriateness for exterior and site alterations at 29 West Street. The application was reviewed after-the-fact, as all but the rear fence had been substantially completed prior to an application being filed.

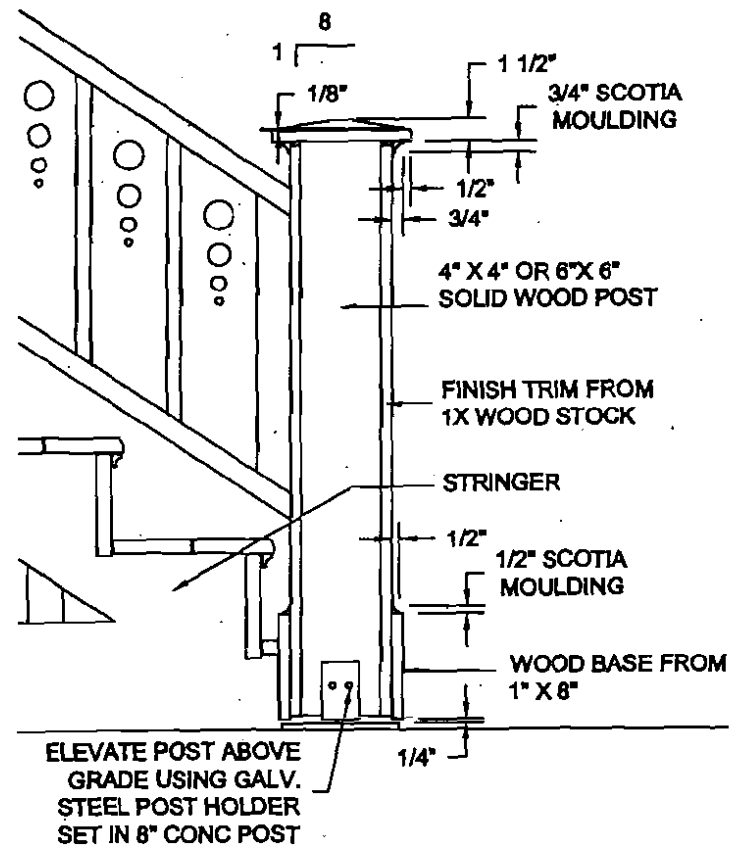
Following deliberations, the Committee voted 6-0 (Hobler absent) as follows:

- 1) to approve the existing porch step reconstruction, subject to the condition that the treads and risers be faced in wood. The intended effect of this modification is for the steps to read as traditional wood stairs, consistent with the original steps. (An excerpt from the Historic Preservation Division's *Guidelines for Porch Repairs and Replacement* is enclosed, which illustrates the required specifications for the treads and risers.)
- 2) to deny the request for approval for the front yard fence, based on findings that the fence, as installed, fails to meet Standards #3 and #9 of the historic preservation ordinance. Standard #3 specifically discourages "alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties". Standard #9 states that where new additions are made to existing properties, the new work "shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment". Committee members found that the composite fence, made of salvaged components from an earlier Victorian fence, was not compatible with the Queen Anne period of this property. Additionally, they found that the materials of the fence, in the context of the subject property, created a hodge-podge effect that was incompatible with the character of the property.
- 3) to approve the request for a 6' wood fence at the rear of the property.

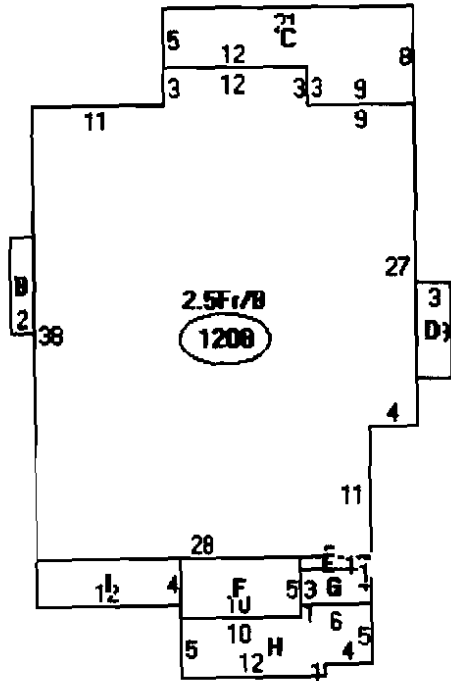
Note that as the front yard fence was erected prior to review or approval under the historic preservation ordinance and as the Historic Preservation Committee found that the fence failed to meet ordinance standards, it is considered in violation of the ordinance. The fence must be removed before May 1, 2003 in order to avoid enforcement action.



Typical newel post construction



Alternate: Newel post may be bolted to a stringer.



Descriptor/Area

- A: 2.5Fr/B
1208 sqft
- B: 2FBAY/B
16 sqft
- C: OFF
132 sqft
- D: FBAY
24 sqft
- E: 2FBAY
5 sqft
- F: FBAY/OP
50 sqft
- G: OP/OP
19 sqft
- H: OFF
82 sqft
- I: 2FBAY/B
48 sqft

City of Portland
Inspection Services
RETURN OF SERVICE

On the 6th day of June, 2003 I made service of the notice of violation
upon, Bruce + Eva McVicar at 29 West Street

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____
- By (describe other manner of service) _____

Signature of Person Making Service

DATED: 6/9/03

J Adams

I have received the above referenced documents
Person Receiving Service

X Bruce McVicar

Refused to
sign

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

June 6, 2003

HAND DELIVERY

Bruce and Eva McVicar
29 West Street.
Portland, Maine 04102

RE: Front Exterior Stairs/29 West Street
CBL #: 055 B011

Dear Mr. and Mrs. McVicar:

This office has completed its review of your building permit application for front stair construction at 29 West Street. Our records show that the application was filed after the stairs had been constructed. The application was evaluated for its conformance with the City of Portland Building Code (1999 BOCA) and with the conditions outlined in your November 6, 2002 approval from the Historic Preservation Committee for front stair replacement.

Conformance with City of Portland Building Code requirements: Mike Nugent, Manager of Inspection Services, has determined that the stairs, as constructed, fail to comply with the City's Building Code requirements because the bottom riser exceeds the maximum allowed under the Code and because the rise-and-run of the stairs is not uniform throughout.

According to the Building Code, stair treads are required to be a minimum of 10". Risers should not exceed 7 3/4". The Code also stipulates that the maximum dimensional variation (from tread to tread or from riser to riser) cannot exceed 3/16". In the entire stairway, this dimensional variation cannot exceed 3/8".

Based on an inspection of your stairs, your stair construction measures as follows:

Risers, top to bottom: 6", 7 1/4", 7 1/2", 7 3/4", 11"
Treads, top to bottom: 14 1/2", 11 1/4", 12", 12"

From: Deb Andrews
To: Mike Nugent
Date: Mon, Feb 9, 2004 2:49 PM
Subject: Re: Mcvicar

Up, reluctantly.

>>> Mike Nugent 2/9/2004 10:31:27 AM >>>
thumbs up or down?

The treads and risers exceed the uniformity standards in Section 1014.6.2 of the Building Code. Additionally, the first riser exceeds the maximum specified in Section 1014.6.8.

Conformance with Historic Preservation Committee's Conditional Approval: Deb Andrews, Historic Preservation Program Manager, has determined that the stairs, as constructed, do not conform with the conditional approval granted by the Historic Preservation Committee last November. The conditional approval stipulated that the wood treads and risers be constructed according to a specification from the Historic Preservation Division's *Guidelines for Porch Repairs and Replacement*, an excerpt of which was attached to the decision letter. Additionally, the completed stairs feature shallow wood "cheekwalls" adjacent to the porch's original stone cheekwalls, which were not discussed or approved by the Historic Preservation Committee.

Based on staff's evaluation, your front steps are currently in violation of both the City of Portland Building Code (see Section 116.2) and Article IX of the Land Use Code (Historic Preservation). You are required to remove the stairs and submit plans for approval that comply with both the Building Code and Historic Preservation Ordinance within 30 days. A building permit must be obtained and construction must be completed in conformity with all applicable codes within 45 additional days. An inspection will occur on July 7, at which time compliance with the initial order is required and again on August 22, at which time complete compliance is required. Failure to comply will result in legal action and possible civil penalties, as provided for in Section 1-15 of the Building Code.

The findings described in this letter constitute an appealable decision pursuant to Section 121 of the Code.

Please call Mike Nugent (874-8700) or Deb Andrews (874-8726) next week to arrange a meeting to resolve this matter. They are prepared to work with you or your contractor to develop plans that will meet all of the requirements discussed above. To expedite this matter, we strongly recommend that you hire a contractor or carpenter experienced in stair construction to prepare the plans and complete the work.

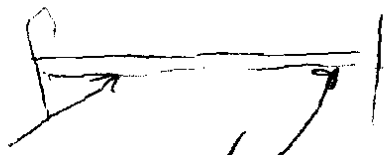
Sincerely,



Lee D. Urban
Director of Planning and Development

Cc: Donna Katsiaficas, Associate Corporation Counsel
Alex Jaegerman, Planning Director
Mark Adelson, Housing and Neighborhood Services Director
Michael Nugent, Manager of Inspection Services
Deborah Andrews, Historic Preservation Program Manager

9/15/03 5 RISERS -



13³/₄ TOP STEP 7⁵/₈ TO 7⁷/₈ IN

13 2ND 7¹/₅ TO 8"

13 3RD 7¹/₂ TO 7³/₄

13 4TH 5³/₄ TO 8¹/₁₆

BOTTOM 9¹/₂ TO 10¹/₂

42" RISE 48" RUN



CITY OF PORTLAND, MAINE
Department of Building Inspections

5/23/2003

Permittee: Bruce McVicar

Address: 29 West St.

Cost of Construction \$ 500

Permit Fee \$ 30

Building (L) Plumbing (15) Electrical (12) Site Plan (12)

Other _____

Permit No. 55-B-11

Permit No. 1327 Total Collected \$ 30

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy